



## 24 Dunnock Close



- ▶ **One Bedroom First Floor Apartment**
- ▶ **Spacious Modern Bathroom**
- ▶ **Allocated Parking**
- ▶ **Ideal Investment Opportunity or First Time Buy**
- ▶ **Open Plan Living**
- ▶ **Kitchen With Ample Storage**
- ▶ **Requested Location**

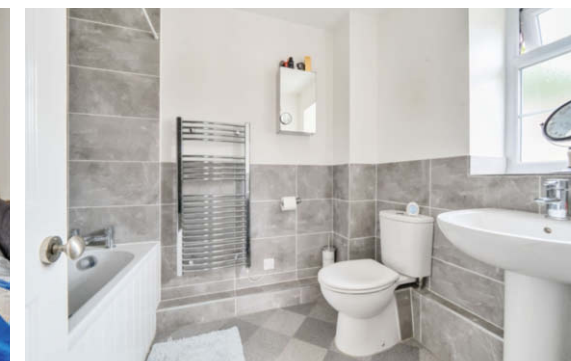
Situated in a sought-after location, this immaculate one-bedroom first-floor apartment presents an ideal opportunity for both seasoned investors and first-time buyers looking to establish themselves on the property ladder. Upon entering the residence, you are greeted by a well-designed open plan living area that seamlessly integrates the lounge and dining spaces, offering the perfect setting for relaxation or entertainment. The contemporary kitchen boasts ample storage options, promising both practicality and style in equal measure. The property has an excellent size double bedroom with fitted cupboards and a modern en-suite.

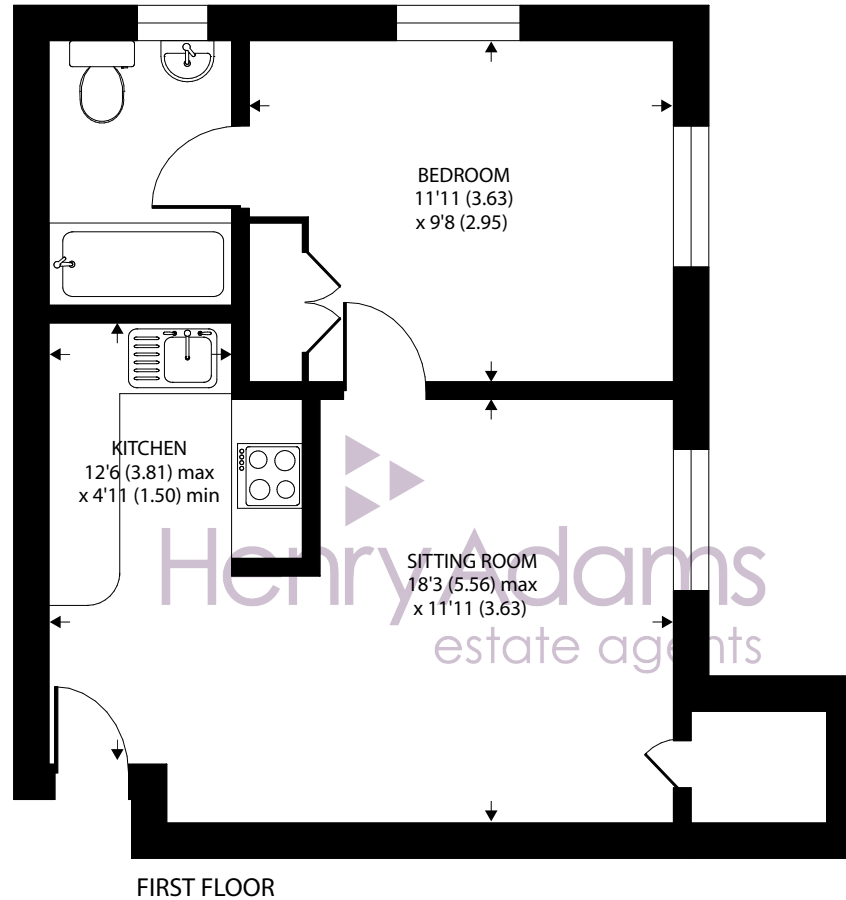
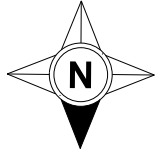
In addition to the appealing interior spaces, the property also benefits from allocated parking, providing convenience and peace of mind for residents with vehicles. This sought-after feature adds to the overall allure of the property, enhancing its desirability for potential buyers.

The apartment's requested location further enhances its desirability, offering easy access to a range of local amenities, transport links, and recreational facilities. Residents can enjoy the convenience of nearby shops, cafes, and restaurants, as well as excellent transport connections that connect them to the wider area.

Leasehold approx. 92 years remaining 125 years from 1989

Service Charge £1,100 per year





## Dunnock Close, Rowland's Castle, PO9

Approximate Area = 399 sq ft / 37 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1159309

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

The village of Rowlands Castle lies just north of Havant, and straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stanstead estate for walking. This delightful village is a quiet residential haven with a traditional village green, pubs and a selection of shops. It also has a surgery with a pharmacy, all within walking distance. Furthermore, Rowlands Castle has a primary school. For easy access there are commutable rail links to London Waterloo and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

16th July 2024



To arrange a viewing call **01243 377773** View details online at [henryadams.co.uk](http://henryadams.co.uk)